

# Welcome to the July 13, 2020 West Des Moines Plan and Zoning Commission Meeting

## Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Commission Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.



Raise Hand:

Location - Click participants in your Zoom toolbar, you will see a box pop up with this at the bottom of the participants window:



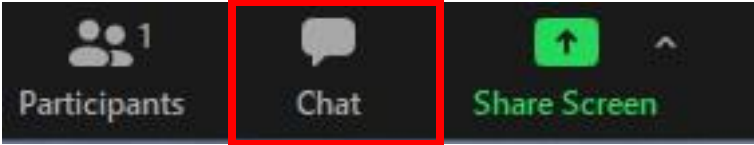
If you are participating by phone, dial \*9 to raise or lower your hand

- When the meeting is in session, please write in the chat window (click the speech bubble icon in the bottom bar) and let us know if you can't see or hear something or you are having other issues



Chat:

Location - Click on the speech bubble in your Zoom toolbar



- If you have the meeting display on Full Screen, the Participants or Chat window may be hidden. Chose "Exit Full Screen" at the top right corner and the meeting display will shrink and you will have room to show these windows off to the side of the main display.

# Item 2a – Fox Ridge – Approval of a Comprehensive Plan Amendment and Zone Change

## To participate on this item:

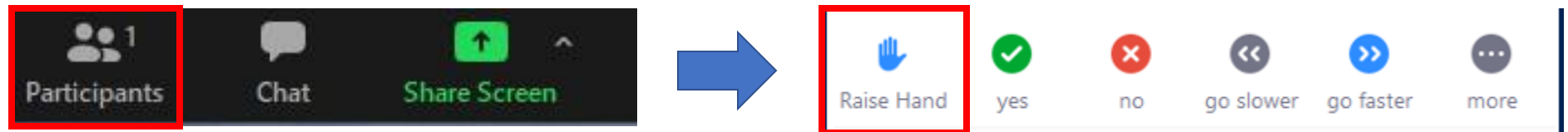
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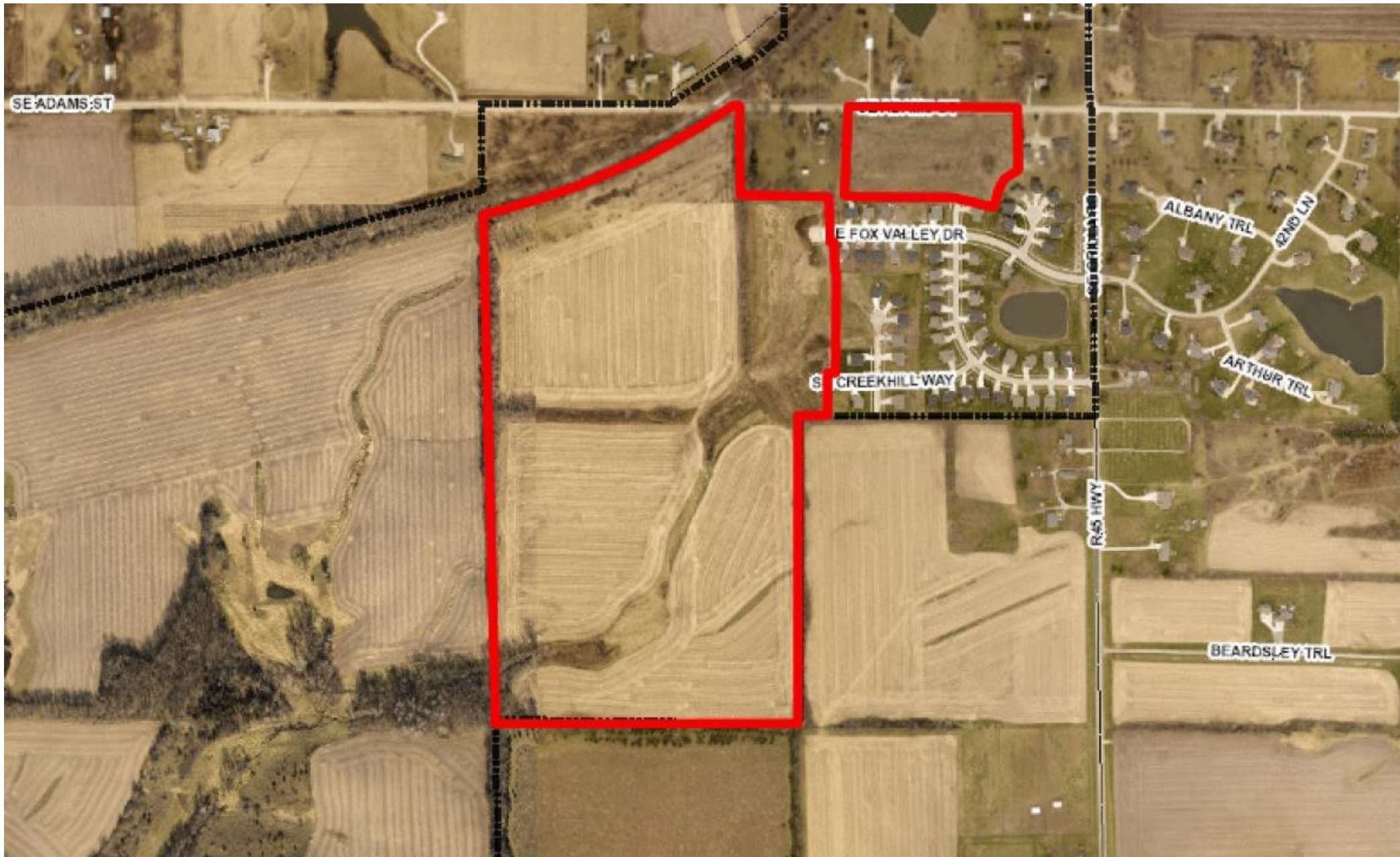


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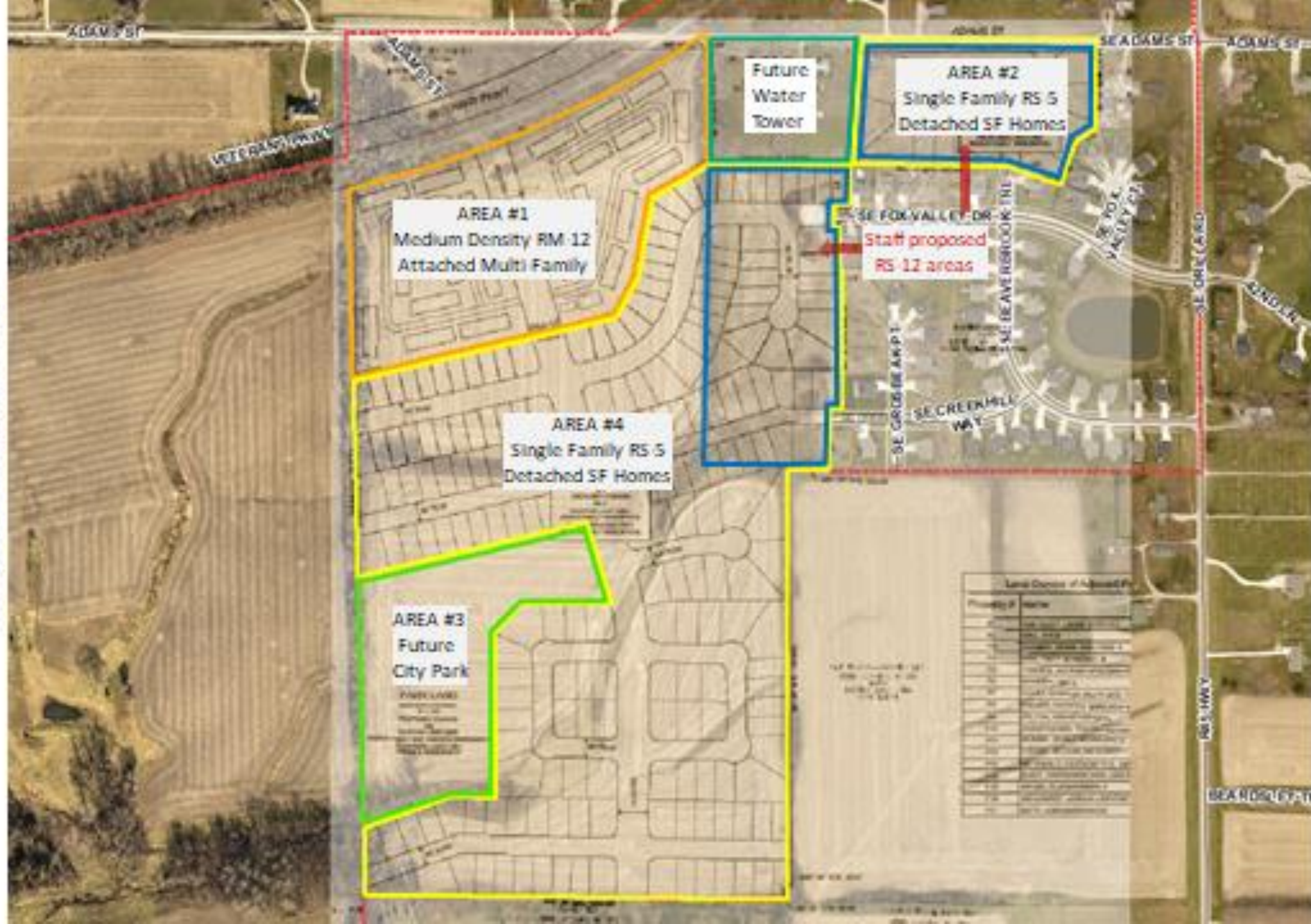


- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.



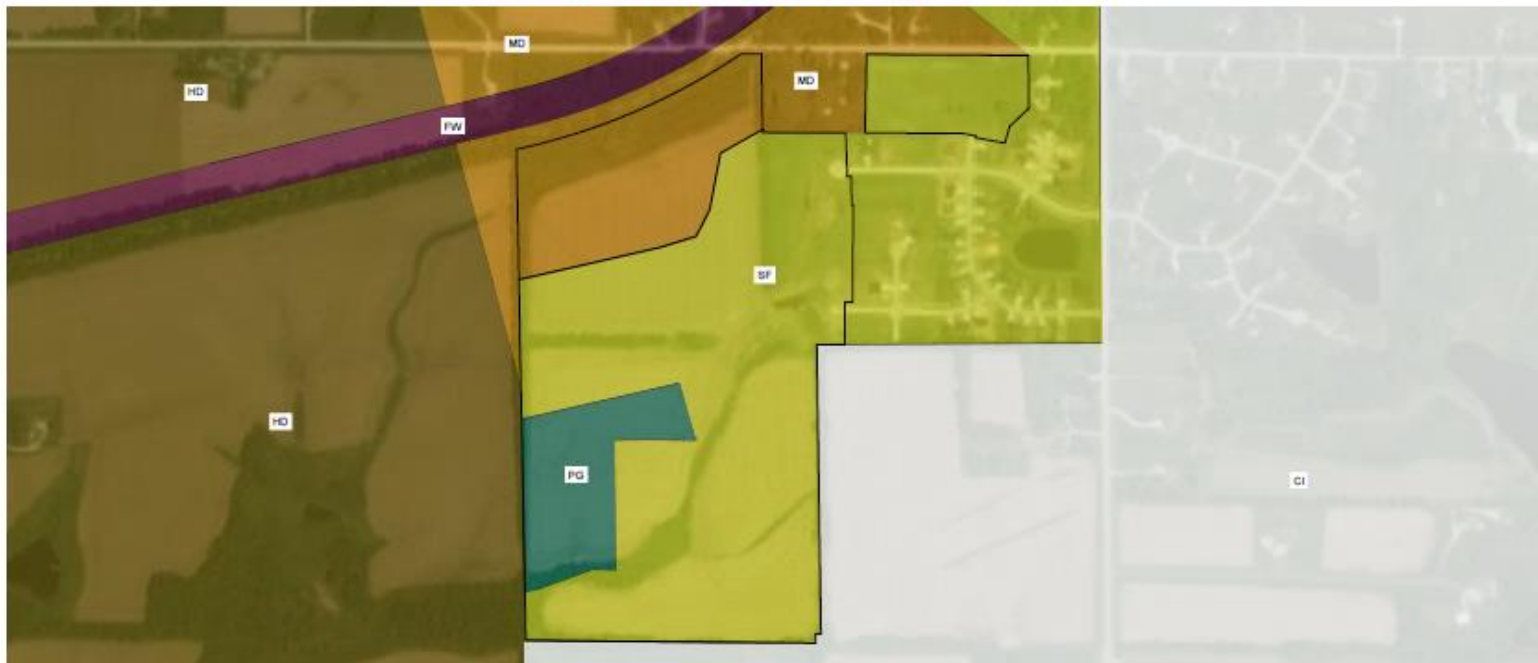


# Fox Ridge Development Proposed Land Uses





FOX RIDGE CURRENT COMPREHENSIVE PLAN LAND USE



- LAND USE DESIGNATION**
- PG PARK & GREENWAYS (PG)
  - SF SINGLE FAMILY RESIDENTIAL (SF)
  - MD MEDIUM DENSITY RESIDENTIAL (MD)
  - HD HIGH DENSITY RESIDENTIAL (HD)
  - FW FREEWAY / EXPRESS WAY (FW)
  - CI CLUSTERING, IOWA ZONING (CI)

- LAND USE DESIGNATION**
- PG PARK & GREENWAYS (PG)
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  - FW FREEWAY / EXPRESS WAY (FW)
  - CI CLUSTERING, IOWA ZONING (CI)

## Item 2b – Tallyn’s Reach PUD – Approval of a PUD Amendment

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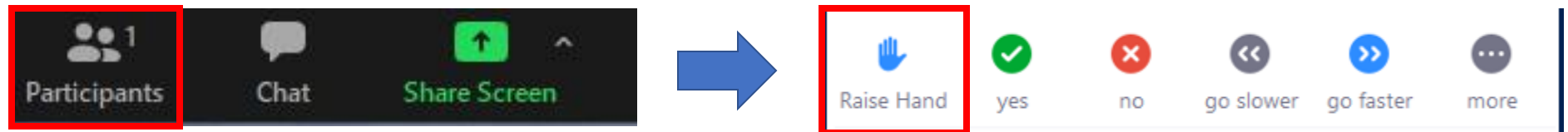
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# Tallyn's Reach PUD Parcel G



## Item 3a – The Wilder Pines – Accept Public Comment

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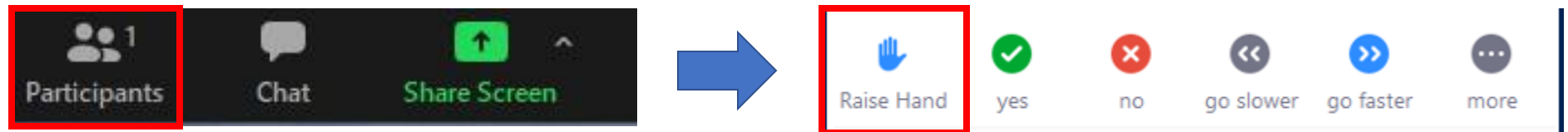
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# WILDER PINES PLAT 1

## FINAL PLAT

REQUESTOR: PINES, LLC  
 PROPRIETOR: PINES, LLC  
 9550 HICKMAN RD. SUITE 101  
 CLIVE, IA 50325

COMPANY: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

### OWNER / DEVELOPER

PINES, LLC  
 CONTACT: TOBY TORSTENSON  
 9550 HICKMAN RD. SUITE 101  
 CLIVE, IA 50325  
 (515)-208-8325

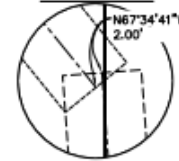
### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

### DATE OF SURVEY

MARCH 18, 2020

### DETAIL 'A'



### DETAIL 'B'



### PLAT DESCRIPTION

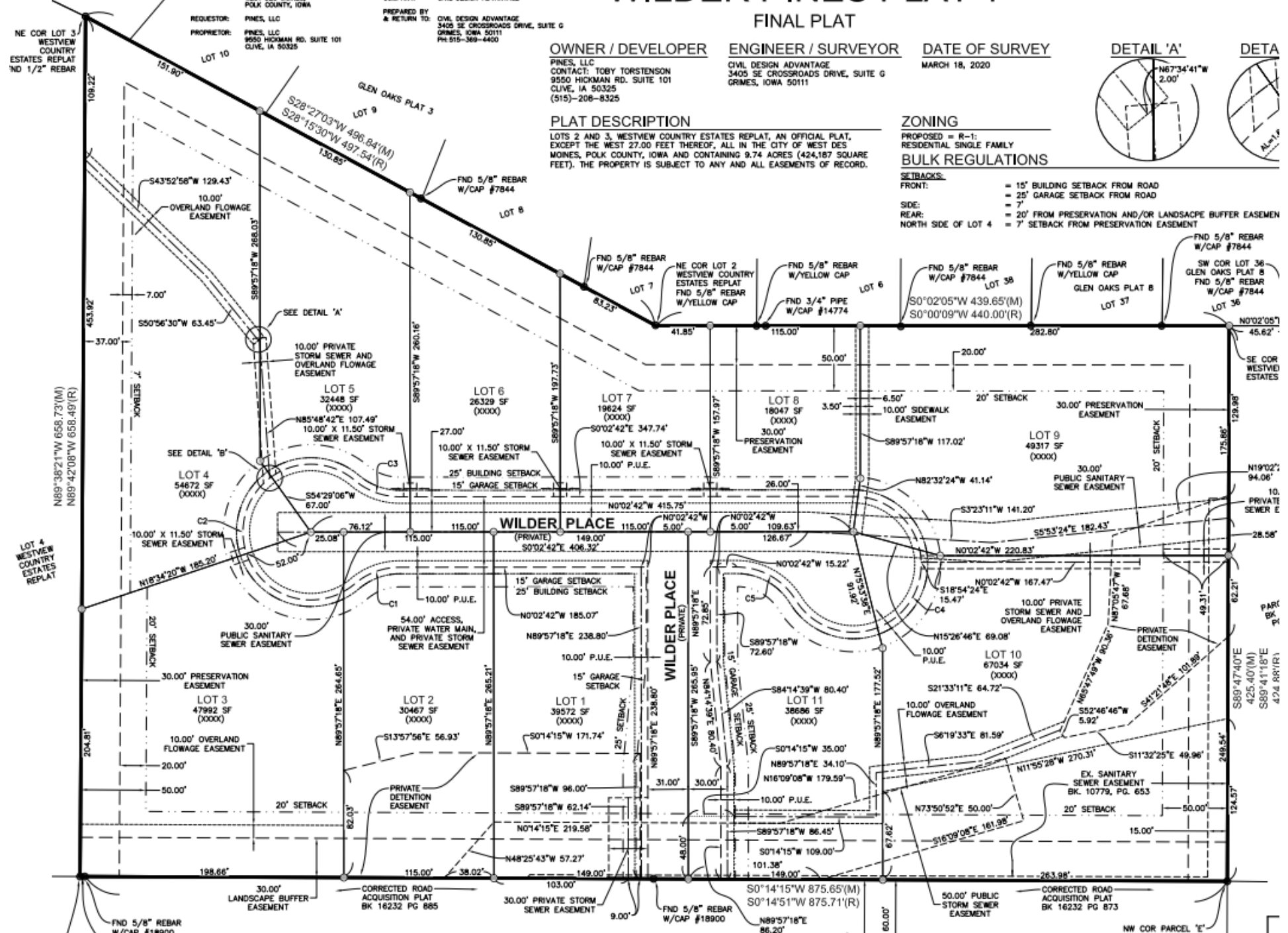
LOTS 2 AND 3, WESTVIEW COUNTRY ESTATES REPLAT, AN OFFICIAL PLAT, EXCEPT THE WEST 27.00 FEET THEREOF, ALL IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 9.74 ACRES (424,187 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

PROPOSED = R-1:  
 RESIDENTIAL SINGLE FAMILY

### BULK REGULATIONS

- SETBACKS:**
- FRONT: = 15' BUILDING SETBACK FROM ROAD
  - = 25' GARAGE SETBACK FROM ROAD
  - SIDE: = 7'
  - REAR: = 20' FROM PRESERVATION AND/OR LANDSCAPE BUFFER EASEMENT
  - NORTH SIDE OF LOT 4 = 7' SETBACK FROM PRESERVATION EASEMENT



## Item 4a – Allied Construction Services – Approval of a Site Plan

### To participate on this item:

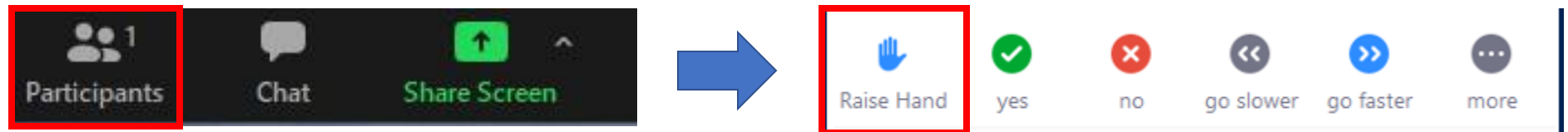
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NO

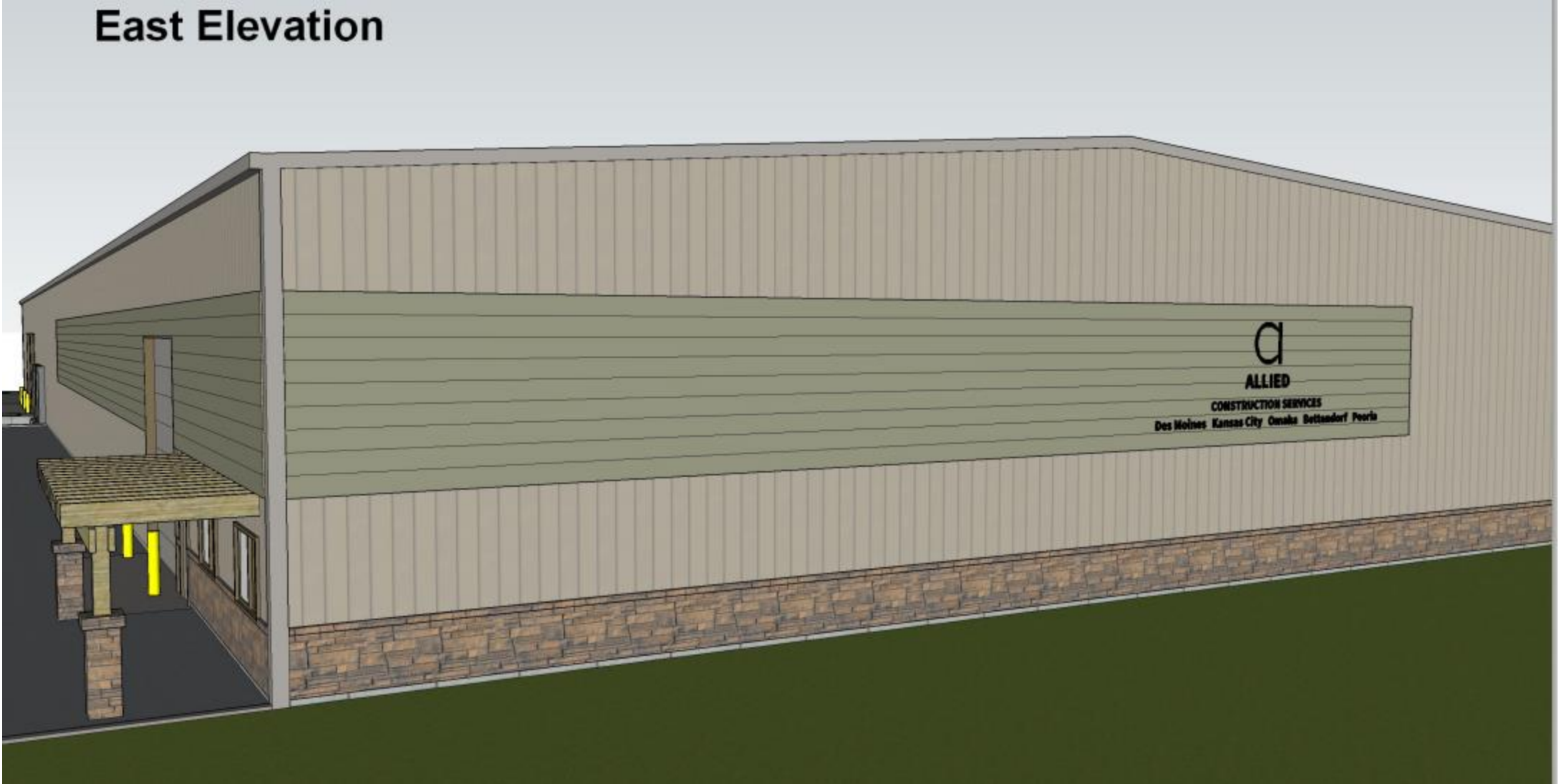




Overall View

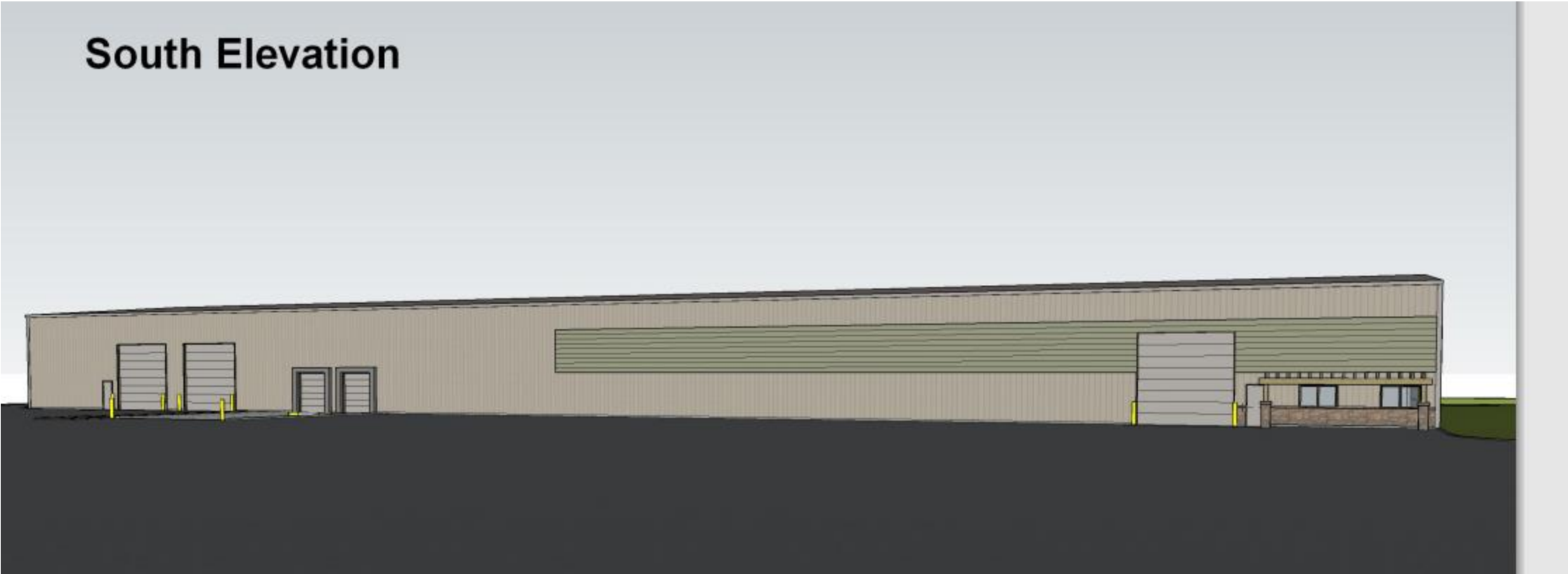


# East Elevation





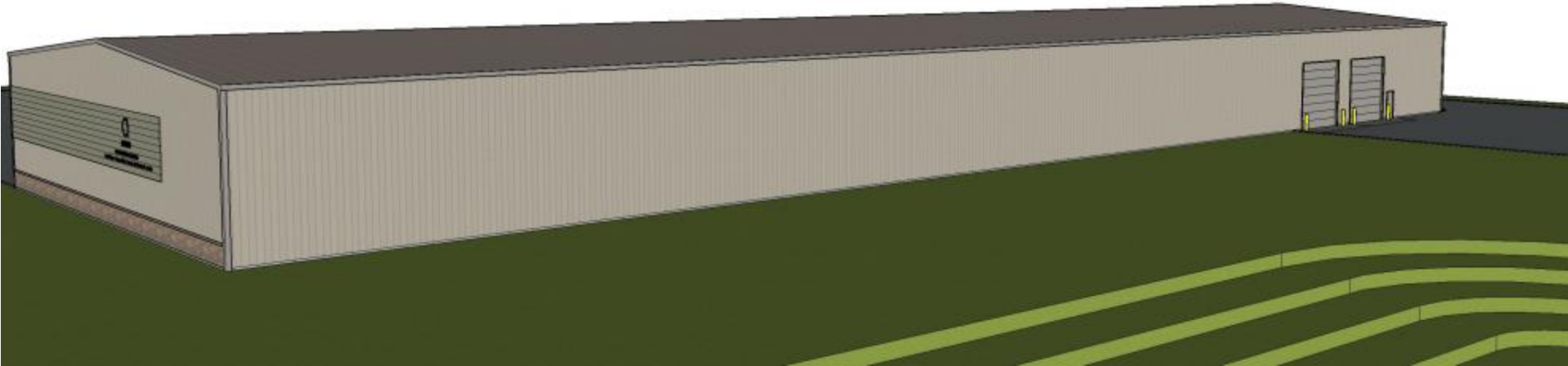
# South Elevation



# West Elevation



# North Elevation





# Item 4b – Midtown Redevelopment – Approval of a Site Plan and Preliminary Plat

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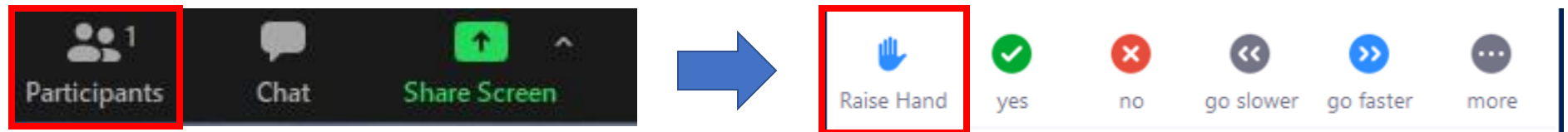
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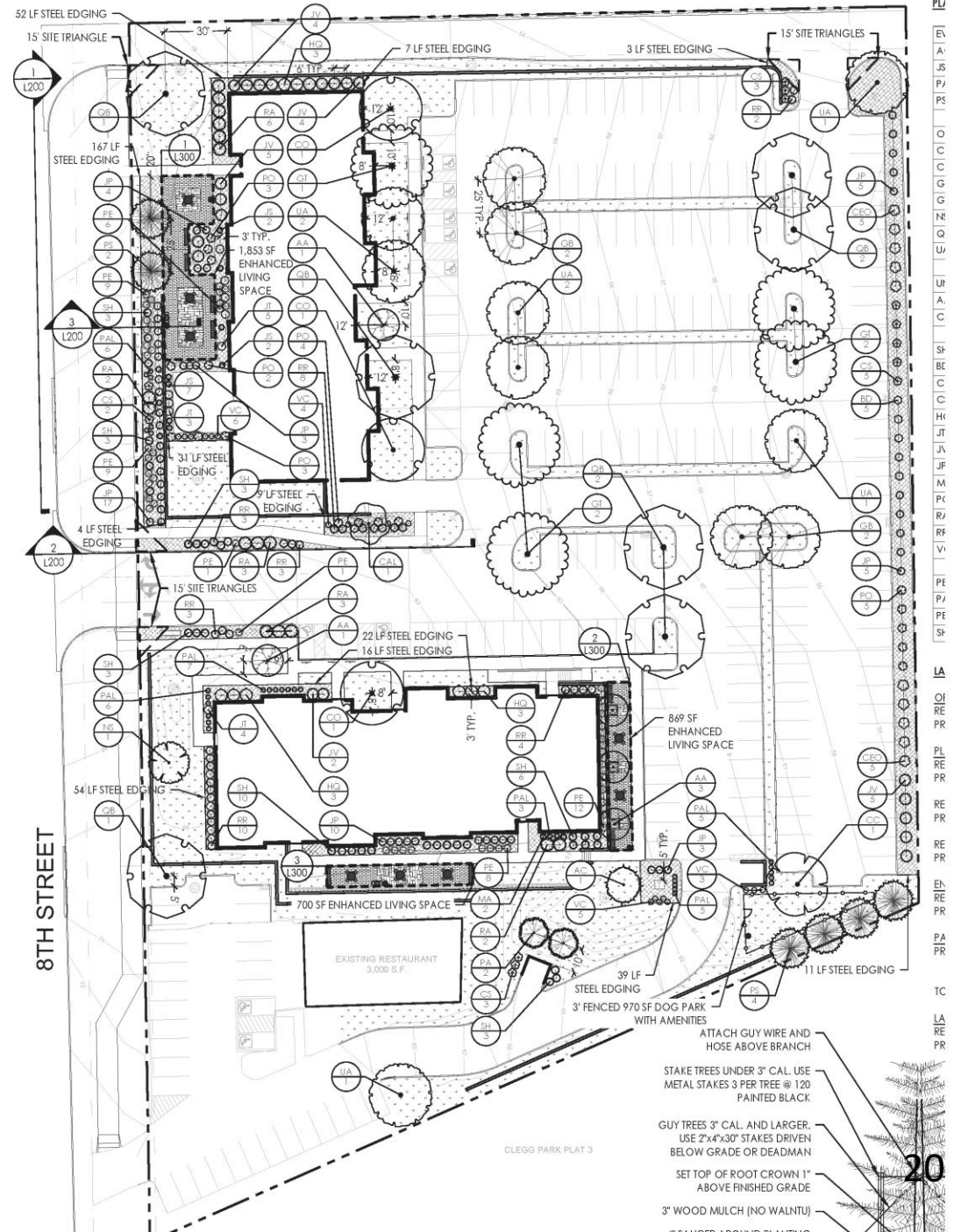
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# Midtown Redevelopment Site Plan and Preliminary Plat





# Midtown Redevelopment Site Plan and Preliminary Plat



PLU  
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3  
A3.2 VIEW FROM WEST ENTRY



1  
A3.2 VIEW FROM NORTHEAST



4  
A3.2 VIEW FROM EAST ENTRY



2  
A3.2 VIEW FROM SOUTHWEST

REVISIONS		
Rev #	Date	Description

**VANTAGE**  
ARCHITECTS  
131 WEST 2ND STREET, STE 401  
DAVENPORT, IA 52801  
563.399.1100 (local)  
www.vanarch.com

KEYSTONE ON 8TH -  
NORTH BUILDING  
8TH STREET  
WEST DES MOINES, IOWA

DD SET 03/19/2020  
PRELIMINARY NOT  
FOR CONSTRUCTION

DESIGN	DESIGNED
DATE	DATE
03/19/2020	03/19/2020
03/19/2020	03/19/2020

SHEET  
A3.2

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3 VIEW FROM SOUTH ENTRY  
A3.2



1 VIEW FROM NORTHWEST  
A3.2



4 VIEW FROM NORTH ENTRY  
A3.2



2 VIEW FROM SOUTHEAST  
A3.2

REVISIONS		
Rev #	Date	Description

**VANTAGE**  
ARCHITECTS  
131 WEST 2ND STREET, STE 401  
DES MOINES, IOWA 50319  
562-524-2025 (office)  
www.vp-arch.com

**KEYSTONE ON 8TH -  
SOUTH BUILDING**  
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WEST DES MOINES, IOWA

DD SET 03/19/2020  
PRELIMINARY NOT  
FOR CONSTRUCTION

ISSUED FOR	ISSUES FOR
DATE	JOB NO.
03/19/2020	D4211

3D VIEWS

SHEET  
A3.2